GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands - ULC – Visakhapatnam Urban Agglomeration – Change of utilization of the land to an extent of 2719 Sq.Mtrs in Sy.No.4/6 of Gopalapatnam village, Visakhapatnam from Cinema Theatre to develop the Cinema Theatre into either Multiplex cinema theatres cum commercial complex or for Commercial / Residential complex with exhibition of cinemas and also for sale of the subject land – Permission granted in favour of Sri Teegala Sreerama Murthy, Managing Partner M/s. Theater Sukanya - Orders - Issued.

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REVENUE (LANDS.VI) DEPARTMENT

G.O.MS.No. 4 **Dated: 07-01-2025**
Read the following:

1. G.O.Ms.No.836, Revenue (UC-III) Department, dt.19.05.1973.
2. Representation of Sri Teegala Sreerama Murthy, Managing Partner, M/s. Theater Sukanya, Visakhapatnam, dated 20.09.2019.
3. Letter from Joint Collector & Competent Authority, ULC, Visakhapatnam vide Letter No. 145/SA1/2019, Dt. 05.11.2019.
4. CCLA's Lr.No.UC2/126/2019, dt.17.08.2021.

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ORDER:

In the reference 1st read above, Govt., have issued orders to grant exemption to an extent of 2719 Sq.Mtrs in Sy.No.4/6 in Gopalapatnam, Visakhapatnam under Sec. 20(1)(a) of Urban Land (Ceiling & Regulation) Act,1976 subject to the conditions in favour of Sri Teegala Sreerama Murthy, Managing Partner M/s. Theater Sukanya.

2. In the reference 2nd read above, Sri Teegala Sreerama Murthy, Managing Partner M/s Theater Sukanya requested the Govt., for grant of permission to develop Cinema Theatre into either Multiplex Cinema Theatres cum Commercial Complex or for Commercial/Residential Complex and also for sale of the subject land in future as exemption was already granted to an extent of 2719 Sq.Mtrs in Sy.No.4/6 of Gopalapatnam.

3. In the reference 4th read above while forwarding the report of the Joint Collector & Competent Authority, ULC, Visakhapatnam, the CCLA, AP, Mangalagiri has recommended to accord permission for change of utilization of the land to an extent of 2719 Sq.Mtrs in Sy.No. 4/6 of Gopalapatnam village, Visakhapatnam from Cinema Theatre to develop the Cinema Theatre into either Multiplex cinema theatres cum commercial complex or for Commercial / Residential complex with exhibition of cinemas and also for sale of the subject land in future.

(P.T.O)

4. The Law Department have opinioned that the Government of Andhra Pradesh issued a circular Memo.17377/UC.I(1)/2008-1, dated 24.04.2008 wherein the point (b) reads that,-

> "All cases in which orders passed under section 20 (1) of the said Act shall be saved and further action could be continued in future in those cases only as if the Principal Act had not been repealed.
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> In view of the above provisions U/s 20 (1) of the Urban Land (Ceiling and Regulation) Act, 1976 and the provisions under sections 3 & 4 of the Urban Land (Ceiling and Regulation) Repeal Act, 1999, it is to be held that in cases where the vacant land is exempted U/s 20 of the Principal Act and where such exemption is not withdrawn before the enforcement of the Repealing Act, 1999 such land will become the free hold land irrespective of any conditions with regard to usage of the exempted land."

5. Government after careful examination of the matter, hereby accord permission for change of utilization of the land to an extent of 2719 Sq.Mtrs in Sy.No.4/6 of Gopalapatnam village, Visakhapatnam from Cinema Theatre to develop the Cinema Theatre into either Multiplex cinema theatres cum commercial complex or for Commercial / Residential complex with exhibition of cinemas and also for sale of the subject land in favour of Sri Teegala Sreerama Murthy, Managing Partner M/s. Theater Sukanya.

6. The Chief Commissioner of Land Administration, A.P. Mangalagiri / Joint Collector & Competent Authority, ULC, Visakhapatnam shall take further necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R P SISODIA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To:
The Chief Commissioner of Land Administration, A.P. Mangalagiri.
The Joint Collector & Competent Authority, ULC, Visakhapatnam
Copy to:
Sri Teegala Sreerama Murthy, Managing Partner, M/s Sukanya Theatre, Gopalapatnam, Visakhapatnam
The OSD to Hon'ble Minister, Revenue (R&S).
The PS to Special Chief Secretary to Government, Revenue (Lands.VI) Department.
Sf/Sc

//FORWARDED::BY ORDER//

SECTION OFFICER